



Application

Narrative

Cash Transmittal

Development Standards

Project Narrative

Development Review Board



While preparing the project narrative, please refer to the Development Review Board Criteria (Attachment A), which serve as the basis for the review and approval of your proposal. Provide information, descriptions, and explanations that are indicated by the Project Coordinator.

☐ **Ordinances, Master Plans, General Plan, and Standards**

Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan.

☐ **Architectural Character, Landscaping, and Site Design**

Explain how the proposed development has been designed so that it:

- Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
- Avoids excessive variety and monotonous repetition;
- Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
- Conforms to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
- Incorporates unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

☐ **Ingress, Egress, On-Site Circulation, Parking, and Pedestrians**

Describe how the site layout of the proposed development has been designed to promote safety and convenience, relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

☐ **Mechanical and Utility Equipment**

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.

☐ **Old Town Scottsdale**

If the development proposal is within Old Town Scottsdale, specify through narrative and graphical exhibits how the proposal is in conformance with the Old Town Scottsdale Urban Design and Architectural Guidelines.

☐ **Location of Artwork** (refer to Zoning Ordinance Sections 1.905 and 7.1010)

If the development proposal is required to participate in the Cultural Improvement Program or Public Art Program, then determine whether or not the proposed location of artwork complies with the following criteria:

- Accessible by the public;
- Location near pedestrian circulation routes consistent with existing or future development or natural features;
- Location near the primary pedestrian or vehicular entrance of a development;
- Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- Location in conformance to standards for public safety.

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

Project Narrative

Development Review Board

Centum Health Properties
Scottsdale Medical Pavilion
7331 E. Osborn Road
Scottsdale, AZ 85251

1. Design and Character Components

The proposed development is an expansion of the existing Scottsdale Medical Pavilion (SMP) and is located within the Medical District portion within the Scottsdale Old Town District. The proposed development complies with the design and character elements of the Medical District as well as maintaining the award-winning heritage of the existing building. The existing building relationship to scale and pedestrian walkability are maintained and enhanced with new streetscape and landscape features. The original award-winning building form is maintained and enhanced by bringing a vintage 1974 building into today's human-centric design.

2. Architectural Character, Landscaping, and Site Design

- a. The proposed development maintains the original buildings relationship to adjacent structures by maintaining the original building form. The “wedge” shape form is enhanced by enclosing the original exterior circulation into an internal circulation “rectangular” form. By maintaining the existing building perimeter, including the outdoor, lower level courtyard on the North side, the existing relationship to adjacent open spaces and topography are maintained. The new parking structure on the South of the property is partially below grade and partially above grade. The above grade portion is screened with an attractive terra-cotta screen element that matches the screen elements on the building. Creating a cohesive design theme.
- b. The proposed development avoids excessive variety by presenting a simple yet sophisticated design theme. The North column enclosures and roof “fins” along with the East and West screen elements present a consistent design theme. Maintaining and expressing the existing elevator core breaks the long North façade into a 2/3 to 1/3 ratio preventing the façade from becoming a monotonous repetition.
- c. The proposed development recognizes and responds to the unique climate of the region, in particular the Sonoran Desert environment. First, from an overall building orientation and fenestration, the building maintains the existing narrow slot windows on the South façade and enhances that condition with external rain screen system of sunscreen elements. The East and West facades are then also covered with an external rain screen system of shading elements that also mimic the stratification of the nearby mountains. The North façade takes full advantage of its minimal heat-gain orientation by maximizing the amount of glass while also maintaining a level of shading for the highest sun azimuth angle with shade eyebrows at the top of the curtainwall. Second, the use of the screen

elements as a rain screen system responds to the aggressive temperature swings of the region. The rain screen system provides an air cavity between the exterior skin and the building envelope. This condition promotes a vertical convection effect which pulls heat away from the building. Third, the proposed development maintains and enhances the existing open courtyard at the lower level with a series of planter walls that mimic the various canyon features of the region as well as planting with native plants to thrive in the desert environment. By maintaining the courtyard at the lower level, open to the street, and on the North side of the building, the courtyard takes advantage of a naturally shaded outdoor environment to enhance the pedestrian experience.

- d. While the proposed development is located within the Southern edge of the Environmentally Sensitive Lands (ESL) Overlay District, it is not within the Lower Desert, Upper Desert, or Hillside Landform areas. In addition, the proposed development is within the Downtown Overlay and is not required to provide open space. However, the development does follow the spirit of the ESL by incorporating native desert plant materials, capturing and treating all storm water before discharging, and maintaining the same open space as with the original building construction.
- e. While the proposed development is not located within the Historic Property Overlay District, it does follow the spirit of the ordinance with particular emphasis to “assure that alterations of existing structures are compatible with the original structure and character of an historic resource”. The new development strives to maintain the original iconic building form by maintaining the “wedge” form and the cylindrical elevator core element.

3. Ingress, Egress, On-Site Circulation, Parking, and Pedestrians

The proposed addition requests a variance to the off-street parking requirements by modification to street setbacks. Based on the criteria for the Board of Adjustments, the proposed development requests the variance based on the following conditions: (NOTE: Variance 9-BA-2020 approved on August 5, 2020)

- a. The existing property size and configuration was modified and reduced with the expansion of North Drinkwater Boulevard. The property previously received a parking variance in 1994 (014-BA-94) with a reduction of 52 spaces. The site modification also eliminated a curb cut for direct access onto North Drinkwater Boulevard. The current zoning setback requirements are 20'-0" from back of curb along Wells Fargo Avenue and 30'-0" from back of curb along North Drinkwater Boulevard. The current site parking conditions extend to the property line along Wells Fargo Avenue which is equivalent to 9'-2" from back of curb, and one-foot (1') setback from the property line along North Drinkwater boulevard which is equivalent to 11'-6" from back of curb. This further reduction in available site area does not allow the property to meet the off-street parking requirements along with the off-street refuse collection requirements.
- b. The authorization of this variance request is necessary to preserve the functionality of the existing building as a contemporary Medical Office Building use. This building typology in other zoning districts and of the same classification would expect parking ratios of 1/250

GSF. The development requests a variance to the setback ordinance and requests a 10'-0" setback from back of curb along Wells Fargo Avenue and a 20'-0" setback from back of curb along North Drinkwater Boulevard. This variance would allow the parking structure to achieve a parking ratio in excess of the current zoning requirements, allow adequate off-street refuse collection maneuvering per the zoning requirements, and allow the building to reach a parking ratio of nearly 1/250 GSF.

- c. The special circumstances for this variance request were not self-imposed or created by the owner and applicant. As noted above, the current circumstances were created with the modification to North Drinkwater Boulevard resulting in reduction of the property area in the Southern edge of the property.
- d. The authorization of this variance request is not materially detrimental to adjacent properties. The existing pedestrian experience and vehicular patterns are maintained and enhanced with the addition of updated streetscape, landscape, and parking screening elements.

4. Mechanical and Utility Equipment

The proposed addition includes a new mechanical utility yard and enclosure on the West end of the building. The proposed mechanical equipment screen elements match the building East and West shading devices creating an integral design aesthetic. In addition, there is minimal rooftop equipment for HVAC exhaust fans that is set back from the edge of the roof on all sides and screened. The existing ground mounted, tenant HVAC units on the East side of the building are also screened with the same mechanical screen elements to match the building aesthetic.

5. Downtown Area

- a. The proposed development conforms with the Downtown Plan Urban Design & Architectural Guidelines
- b. The proposed development maintains and enhances the existing building's architectural design related to human scale and pedestrian-oriented environment at the street level. In addition to the enhanced streetscape and landscape elements, the proposed parking solution eliminates the current multi-level stair access from the South entrance. The parking solution provides same-level access from parking Level P1 to building Level 1 and from parking Level P2 to building Level 2.
- c. The proposed development recognizes and responds to the unique climate of the region, in particular the Sonoran Desert environment. First, from an overall building orientation and fenestration, the building maintains the existing narrow slot windows on the South façade and enhances that condition with external rain screen system of sunscreen elements. The East and West facades are then also covered with an external rain screen system of shading elements that also mimic the stratification of the nearby mountains. The North façade takes full advantage of its minimal heat-gain orientation by maximizing the amount of glass while also maintaining a level of shading for the highest sun azimuth angle with shade eyebrows at the top of the curtainwall. Second, the use of the screen

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- d. The proposed development complies with the design and character elements of the Medical District as well as maintaining the award-winning heritage of the existing building. The existing building relationship to scale and pedestrian walkability are maintained and enhanced with new streetscape and landscape features.
- e. The proposed development is responsive to the design and aesthetics including building mass, height, materials and intensity with the adjacent Type 2 areas and existing development in the area.

6. Location of Artwork

The proposed development includes artwork in accordance with the Cultural Improvement Program or Public Art Program.

- a. The artwork is accessible to the public.
- b. The proposed artwork includes locations near pedestrian circulation routes and is consistent with existing and future development.
- c. The proposed artwork is located along the primary pedestrian entrances of the development.
- d. The proposed artwork location is in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements.
- e. The proposed artwork location is in conformance to standards of public safety.

Project Narrative

Development Review Board



While preparing the project narrative, please refer to the Development Review Board Criteria (Attachment A), which serve as the basis for the review and approval of your proposal. Provide information, descriptions, and explanations that are indicated by the Project Coordinator.

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Project Narrative

Development Review Board

Centum Health Properties
Scottsdale Medical Pavilion
7331 E. Osborn Road
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Ordinances, Master Plans, General Plan, and Standards

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Architectural Character, Landscaping, and Site Design

The proposed addition maintains the original design intent by deftly enclosing the exposed circulation “wedge” shaped building form with a Taliesin inspired glass “box”. The triangular concrete “wedge” of the original design is maintained and expressed, while the glass “box” is expressed with Taliesin inspired structural members framing the expanse of curtain wall on the North side of the new enclosure. This provides maximum natural daylighting in an energy-efficient model and with a simple yet sophisticated rhythm along North façade. Similarly, the design approach to landscaping maintains the unique lower level outdoor courtyard and enhances the design with additional landscaping and seating opportunities. Taking advantage of the shaded outdoor condition in response to the Arizona environment. While the site design maintains the lush green space on the East and West ends of the building, the additional site street landscaping responds to the Sonoran Desert environment with selected plantings and natural landscape elements.

Ingress, Egress, On-Site Circulation, Parking, and Pedestrians

The proposed addition maintains the same on-site circulation patterns. The parking requirement for the additional square footage is achieved through a 2-level parking structure. The parking solution takes advantage of the building configuration with 1-level below street level and enhances the user experience by aligning the levels of parking directly with the building levels. The existing surface parking does not currently align with any building levels, creating a circuitous entry experience for a medical office building population. Further, the unique building relationship to the street level along the North at East Osborn Drive is maintained with the East and West existing ramps and new central ramp that provide access directly from street level to the 2nd floor of the building.

Mechanical and Utility Equipment

The proposed addition includes all new mechanical utility yard and enclosure on the West end of the building. This location was specifically chosen as the adjacent property placed their above-grade 2-level parking structure along that property edge. Therefore, the mechanical equipment is not only screened on

the new development property, but further screened by the adjacent property structure. This configuration also allows the building design to maintain the existing “wedge” shaped top mechanical penthouse form. With today’s modern mechanical equipment, that penthouse space is no longer viable and would otherwise be demolished for either an open, screened mechanical pad or new rectangular formed enclosed penthouse – both options would be a detriment to the original design intent.

Old Town Scottsdale

The proposed addition maintains and enhances the building’s unique relationship within the Medical District portion of the Old Town Scottsdale fabric. As described in the site and landscape points above, the proposed addition strengthens the pedestrian character and new pedestrian linkages that connect both the building and the outdoor landscape with the streetscape enhancing the walkable, human-scale environment.



Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: CHP SCOTTSDALE PROJECT

Property's Address: 1331 E. Osborn Dr. Scottsdale, AZ 85251

Property's Current Zoning District Designation: C-3DO

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner:	Agent/Applicant: <u>GARY KIMNACH</u>
Company:	Company: <u>Centum Health Properties, Inc.</u>
Address:	Address: <u>5920 S. Estes St., Littleton, CO 80123</u>
Phone:	Phone: <u>469.584.3966</u>
Fax:	Fax: <u>—</u>
E-mail:	E-mail: <u>gary.kimnach@centumhealth.com</u>
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
E-mail:	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

☒ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

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7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 www.ScottsdaleAZ.gov

Development Review Board (DRB)

Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately and may result in additional fees. A Development Application that is received by the City is not complete until it is verified that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements for Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any questions regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

Digital Submittal:

For applications submitted digitally, please follow the plan and document submittal requirements below. All files shall be uploaded in PDF format. Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11. A digital submittal Key Code is required to upload your documents and will be provided by your coordinator.

Key Code: **354D3**

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>515</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology. • Digital – ① copy (CD/DVD, PDF Format)

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DRB Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided) Digital – ① copy (CD/DVD, PDF Format)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form) Digital – ① copy (CD/DVD, PDF Format)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided) Digital – ① copy (CD/DVD, PDF Format)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Appeals of Required Dedications or Exactions (form provided) Digital – ① copy (CD/DVD, PDF Format)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> 8-1/2" x 11" – ① copy Include complete Schedule A and Schedule B. Digital – ① copy (CD/DVD, PDF Format) 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> 8-1/2" x 11" – ② copies Digital – ① copy (CD/DVD, PDF Format) 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) Digital – ① copy (CD/DVD, PDF Format) 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided) Digital – ① copy (CD/DVD, PDF Format)	
<input type="checkbox"/>	<input type="checkbox"/>	12. Addressing Requirements (handout provided)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Design Guidelines <ul style="list-style-type: none"> <input type="checkbox"/> Sensitive Design Program <input type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input checked="" type="checkbox"/> Old Town Scottsdale Urban Design and Architectural Guidelines <input type="checkbox"/> Greater Phoenix Metro Green Infrastructure Handbook <p>The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design</p>	<ul style="list-style-type: none"> <input type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Public Participation Process Requirements (see Attachment A)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Request for Neighborhood Group Contact information (form provided)	

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DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided) <ul style="list-style-type: none"> 8-1/2" x 11" - ① copy of the set of prints See attached <u>Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. 8-1/2" x 11" - ⑪ copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request. Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Cultural Resources Survey & Report - ③ copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - ③ copies <input type="checkbox"/> Copies of Previous Archaeological Research - ① copy Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000-foot radius of the runway; information packet provided) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	19. ESLO Wash Modifications Development Application (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application. Digital – ① copy (CD/DVD, PDF Format)
PART II -- REQUIRED PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Plan & Report Requirements for Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Application Narrative <ul style="list-style-type: none"> 8 1/2" x 11" – ④ copies Digital – ① copy (CD/DVD, PDF Format) <ol style="list-style-type: none"> 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan. 3. Design Guideline Conformance. The application narrative shall specify through narrative and/or graphical exhibits how the proposal addresses the Design Guidelines marked on DRB Development Application Checklist item number 13 (above).

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DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>22. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> 24" x 36" – ④ color copies, <u>folded</u> 11" x 17" – ① color copy, <u>folded</u> 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format) <p>Aerial shall not be more than 1 year old and shall include an overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p><input checked="" type="checkbox"/> 750-foot radius from site</p> <p><input type="checkbox"/> ¼-mile radius from site</p> <p><input type="checkbox"/> Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>23. Site Plan</p> <ul style="list-style-type: none"> 24" x 36" – ⑫ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>24. Refuse Plan</p> <ul style="list-style-type: none"> 24" x 36" – ④ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>25. Site Details</p> <p>(Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.)</p> <ul style="list-style-type: none"> 24" x 36" – ④ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>26. Open Space Plan (Site Plan Worksheet) (Example Provided)</p> <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>27. Site Cross Sections</p> <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> Digital – ① copy (CD/DVD, PDF Format)

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<input type="checkbox"/>	<input type="checkbox"/>	28. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF format)
<input type="checkbox"/>	<input type="checkbox"/>	29. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	30. Phasing Plan <ul style="list-style-type: none"> 24" x 36" – ④ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Landscape Plan <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted) 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF format)
<input type="checkbox"/>	<input type="checkbox"/>	32. Hardscape Plan <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accepted) 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	33. Transitions Plan <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	34. Parking Plan <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)

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<input type="checkbox"/>	<input type="checkbox"/>	35. Parking Master Plan <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> 8-1/2" x 11" - ② copies Digital - ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	36. Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> 24" x 36" - ④ copies, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) 8 1/2" x 11" - ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	37. Bikeways & Trails Plan <ul style="list-style-type: none"> 24" x 36" - ② copies, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) 8 1/2" x 11" - ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. Building Elevations <ul style="list-style-type: none"> 24" x 36" - ② copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.) 24" x 36" - ② color copies, <u>folded</u> 11" x 17" - ① color copy, <u>folded</u> (quality suitable for reproduction) 11" x 17" - ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) 8 1/2" x 11" - ① color copy, (quality suitable for reproduction) 8 1/2" x 11" - ① copy black and white line drawing copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Building Elevations Worksheet(s) <p>Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</p> <ul style="list-style-type: none"> 24" x 36" - ② copies, <u>folded</u> Digital - ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	40. Perspectives <ul style="list-style-type: none"> 24" x 36" - ① color copy, <u>folded</u> 11" x 17" - ① color copy, <u>folded</u> (quality suitable for reproduction) 8 1/2" x 11" - ① color copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF Format)

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<input type="checkbox"/>	<input type="checkbox"/>	41. Streetscape Elevation(s) <ul style="list-style-type: none"> 24" x 36" – ① color copy, <u>folded</u> 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	42. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> 24" x 36" – ① color copy, <u>folded</u> 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	43. Floor Plans <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	44. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	45. Roof Plan Worksheet(s) <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	46. Sign Details <ul style="list-style-type: none"> 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	47. Exterior Lighting Site Plan (including exterior building mounted fixtures) <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	48. Exterior Lighting Photometric Analysis (policy provided) <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	49. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	50. Cultural Improvement Program Plan <ul style="list-style-type: none"> <input type="checkbox"/> Conceptual design of location <ul style="list-style-type: none"> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) ① copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) Digital – ① copy (CD/DVD, PDF Format) <input type="checkbox"/> Narrative explanation of the methodology to comply with the requirement/contribution. Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	51. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	52. Master Thematic Architectural Character Plan <ul style="list-style-type: none"> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	53. Drainage Report See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, and topography maps. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)

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<input type="checkbox"/>	<input type="checkbox"/>	54. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets Digital - ① copy (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	55. Final Basis of Design Report for Water See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans. <ul style="list-style-type: none"> Digital – ① copy (CD/DVD, PDF Format) <p style="text-align: center;"><u>OR</u></p> <ul style="list-style-type: none"> 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	56. Final Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> Digital – ① copy (CD/DVD, PDF Format) <p style="text-align: center;"><u>OR</u></p> <ul style="list-style-type: none"> 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets.
<input type="checkbox"/>	<input type="checkbox"/>	57. Water Sampling Station <ul style="list-style-type: none"> Show location of sample stations on the site plan. Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	58. Water of Approval For Fountains Or Water Features from the Water Conservation Office Please contact office at 480-312-5685 <ul style="list-style-type: none"> ① copy of the approval from the Water Conservation Office Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	59. Native Plant Submittal: <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> Digital – ① copy (CD/DVD, PDF Format) (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)

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<input type="checkbox"/>	<input type="checkbox"/>	60. Transportation Impact & Mitigation Analysis (TIMA) (information provided) Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> • 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets. • Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	61. Revegetation Site Plan, including Methodology and Techniques <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	62. Cuts and Fills Site Plan <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	63. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	64. Environmental Features Map <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	65. Geotechnical Report <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the Geotechnical Report including full size plans/maps in pockets • Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	66. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)

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<input type="checkbox"/>	<input type="checkbox"/>	67. Bedrock & Soils Map <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	68. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input type="checkbox"/>	<input type="checkbox"/>	69. Other: _____ <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – ① copy

PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	70. Color Cards or Paint Color Drawdowns <ul style="list-style-type: none"> 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers. Digital – ① copy of the digital images
<input checked="" type="checkbox"/>	<input type="checkbox"/>	71. Exterior Building Color & Material Sample Board(s): <ul style="list-style-type: none"> 8-1/2" x 14" material sample board(s) The material sample board shall include the following: <ul style="list-style-type: none"> A color elevation of one side of the building 3" x 3" Glass samples mounted on the board with reflectivity identify 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) 2"x 2" of proposed paint colors All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. 11" x 17" – ① copy, <u>folded</u> of a printed digital photo of the material board 8 ½" x 11" – ① copy of a printed digital photo of the material board Digital - ① copy of a digital image
<input type="checkbox"/>	<input type="checkbox"/>	72. Electronic Massing Model: <ul style="list-style-type: none"> 11" x 17" – ① color copy, <u>folded</u> 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)

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		<p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p><input type="checkbox"/> 750-foot radius from site</p> <p><input type="checkbox"/> Other: _____</p> <p>(The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>73. Electronic Detail Model:</p> <ul style="list-style-type: none"> 11" x 17" – ① color copy, <u>folded</u> 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p><input type="checkbox"/> 750-foot radius from site</p> <p><input type="checkbox"/> Other: _____</p> <p>(The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input type="checkbox"/>	<input type="checkbox"/>	<p>74. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number: 50 _____-PA-2020 _____.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>75. Submit all items indicated on this checklist pursuant to the submittal requirements including one copy of all items in a digital format.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>76. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>77. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>78. Other _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

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<input checked="" type="checkbox"/>		<p>79. If you have any questions regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Ben Moriarity</u> Phone Number: <u>480-312-2836</u></p> <p>Coordinator email: <u>b Moriarity</u> @scottsdaleaz.gov Date: _____</p> <p>Coordinator Signature: _____</p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p>
		<p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/planning-development/forms</p> <p>Planning and Development Services Division One Stop Shop Planning and Development Services Director 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

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PROJECT: Centum Scottsdale MOB Core and Shell 20083.0000 DATE: 4/16/2020

SUBJECT: Development Review Board Files for 50-PA-2020 CHP Scottsdale Project TRANSMITTAL ID: 00010

PURPOSE: For your use and distribution VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Danny Rodriguez	Corgan	Danny.Rodriguez@corgan.com	(214) 757-1805

TO

NAME	COMPANY	EMAIL	PHONE
Michelle Dalton United States		mdalton@scottsdaleaz.gov	

REMARKS: Good afternoon, Michelle. I'm transferring these files on behalf of Gary Kimnach with Centum Health who is having trouble with file uploading to the website.

I apologize that I do not have the software to optimize the files for uploading. Please find a copy of the files which were upload this morning attached.

If there is anything else I can do on behalf of Gary, please do not hesitate to contact me.

Thank you very much,
 Danny Rodriguez
 214.757.1805
 Danny.Rodriguez@Corgan.com

Transmittal

DATE: 4/16/2020
TRANSMITTAL ID: 00010

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	4/16/2020	00 - DRB COVER SHEET.pdf	
1	4/4/2020	01 - DRB CHECKLIST.pdf	
1	4/4/2020	02 - APPLICATION FEE.pdf	
1	4/15/2020	03 - COMPLETED DEVELOPMENT APPLICATION FORM.pdf	
1	4/13/2020	05 - LETTER OF AUTHORIZATION FORM.pdf	
1	4/13/2020	06 - AFFIDAVIT OF AUTHORIZATION TO ACT FOR PROPERTY OWNER FORM.pdf	
1	4/13/2020	07 - APPEALS OF REQUIRED DEDICATIONS OR EXACTIONS FORM.pdf	
1	4/13/2020	08 - COMMITMENT FOR TITLE INSURANCE FORM + A&B.pdf	
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1	4/13/2020	15 - REQUEST FOR NEIGHBORHOOD GROUP CONTACT INFORMATION FORM.pdf	
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1	4/15/2020	23.7 - PRE-GRADING PLAN (ARCH D).pdf	
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1	4/15/2020	38.7 - BUILDING ELEVATIONS - GARAGE - B&W (ARCH D).pdf	
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1	4/16/2020	40.1 - PERSPECTIVES (ARCH D).pdf	
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1	4/15/2020	43.2 - FLOOR PLANS LEVEL 2 (ARCH D).pdf	
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1	4/15/2020	43.10 - FLOOR PLANS - GARAGE - P2 (ARCH D).pdf	
1	4/15/2020	43.11 - FLOOR PLANS - GARAGE - P1 (TABLOID).pdf	
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1	4/15/2020	47.1 - EXTERIOR LIGHTING SITE PLAN (ARCH D).pdf	
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1	4/15/2020	48.1 EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS (ARCH D).pdf	
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1	4/15/2020	49.1 - MANUFACTURER CUT SHEET OF ALL PROPOSED LIGHTING (ARCH D).pdf	
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1	4/15/2020	53 - PRELIMINARY DRAINAGE REPORT.pdf	
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1	4/16/2020	71.1 - EXTERIOR BUILDING COLOR MATERIAL SAMPLE BOARD (LEGAL).pdf	
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1	4/15/2020	83.1 - STRUCTURAL OVERALL THREE - DIMENSIONAL VIEWS.pdf	
1	4/15/2020	83.2 - STRUCTURAL FOUNDATION PLAN - LEVEL ONE - SEGMENT A.pdf	
1	4/15/2020	83.3 - STRUCTURAL FLOOR FRAMING PLAN - LEVEL TWO - SEGMENT A.pdf	
1	4/15/2020	83.4 - STRUCTURAL FLOOR FRAMING PLAN - LEVEL THREE - SEGMENT A.pdf	
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1	4/15/2020	83.6 - STRUCTURAL FLOOR FRAMING PLAN - LEVEL FIVE - SEGMENT A.pdf	

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1	4/15/2020	83.7 - STRUCTURAL ROOF FRAMING PLAN - SEGMENT A.pdf	
1	4/15/2020	83.8 - OVERALL STRUCTURAL FRAMING BUILDING SECTION - SEGMENT A.pdf	

COPIES:

Gary Kimnach	(Centum Health)
Shane Williams	(Corgan)

Request for Site Visits and/or Inspections

Construction Document Application



This request concerns all property identified in the construction document (plan review) application.

Project Name: CHP Scottsdale Project

Project Address: 7331 E. Osborn Dr., Scottsdale, AZ 85251

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the construction document.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the construction document in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner /Property owner's agent: Gary Kimmach
Print Name

Gary Kimmach
Signature

City Use Only:

Submittal Date: _____ Plan review number: _____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____
at the following number _____.

Signature: Gary Kimnach Date: 3/31/2020

Printed Name: GARY KIMNACH

☐ Check box if signature refused

Copy of Bill of Rights left at: _____

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
 - 1. Present photo identification on entry of the premises.
 - 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
 - 3. Disclose any applicable inspection fees.
 - 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
 - 5. Provide notice of the right to have:
 - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
 - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
 - (c) Copies of any analysis performed on samples taken during the inspection.
 - 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
 - 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
 - 1. The rights described in subsection A of this section.
 - 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
 - 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
 - 1. At the time of the inspection.
 - 2. Notwithstanding any other state law, within thirty working days after the inspection.
 - 3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 2. Not correctable within a reasonable period of time as determined by the municipality.
 - 3. Evidence of a pattern of noncompliance.
 - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
 - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
 - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
 - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
 - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
 - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
 - 1. Shall not be used to exclude evidence in a criminal proceeding.
 - 2. Does not apply to a municipal inspection that is requested by the regulated person.